



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: ELKAY PARTNERS DEVELOPMENT
PROJECT NO.: 2024-29
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 32
REVIEW DATE: 27 SEPTEMBER 2024
MEETING DATE: 3 OCTOBER 2024
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The project proposes a 168-unit multi-family apartment complex. Project is seeking an approval under the Towns Senior Bonus Density under Section 185-48. The project is located in R3 Zone Section 185-48 (4) (Section of the Code states that “if the Town Board allows an increase in density for a senior citizen housing development and the applicant proposes that the project consist of both senior citizens multiple dwelling units and non-senior citizen multiple dwelling units, then notwithstanding Section 185-48B, above the maximum density level shall be nine units per acre of usable area and at least 1 of every 3 additional units shall be a senior citizen housing unit as defined herein. Notwithstanding subsection B(3) above, the maximum size of all such additional senior units shall be 1,000 square feet”.
2. The bulk table contains a habitable floor area chart which is not consistent with the senior bonus density code. Maximum unit size of 1,000 feet is permitted. Bulk table identifies 3-bedroom units above 1,000 square feet. It is noted that no 3-bedroom units are proposed.
3. The bulk table should be modified to address the setbacks in Section 185-25 C (9). Length of building should be depicted on the plans.
4. Adjoiners Notices must be sent out consistent with Town Code.
5. The bulk table should reference the density calculation section for dwelling units per acre.
6. Building height should be specially identified in the bulk table.
7. The project will be subject to the Tree Preservation Ordinance.
8. Compliance with Section 185-48B. Must be documented. “The Town Board, upon recommendation of the Planning Board, may authorize the Planning Board to modify those sections of this chapter relative to lot dimensions, building setbacks and density be further subdivision or site plan of properties when necessary to comply with the provisions of this section”. Town Board approval for the increase density under Section 185-48 B (4) is required.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

9. Based on the unit count two means of access are required. An emergency access off of Carolina Court is proposed. The review of the emergency access point will be evaluated during site plan review.
10. Copies of the Army Corps of Engineers Wetland Delineation should be provided.
11. It should be noted that the wetland on the site may potentially be considered wetlands of unusual importance by DEC, if and when 6NYCRR Part 664 "freshwater wetlands jurisdiction and classification" is updated. These new regulations are expected to in effect beginning January 1, 2025.
12. Wetland mitigation areas are proposed on the plan. Army Corps of Engineers and NYSDEC evaluation of the wetlands and mitigation areas are required.
13. The project is not located within the Town Sewer District. Out of District User Agreement would be required to be granted by the Town Board.
14. NYSDEC approval for any sewer main extension will be required.
15. Health Department approval for any watermain extension or water service with hydrants is required.
16. The EAF identifies the project will be constructed in two phases. Phasing plan should be provided for review.
17. Future plans should show the location of utilities to serve the site. The location of existing Town sewer and waterlines should be addressed.
18. City of Newburgh flow acceptance letter will be required prior to any approvals.
19. Section D1B of the EAF identifies 11.68 acres of disturbance. Section E identifies 11.07 acres of forest to be removed this should be coordinated.
20. The Planning Board may wish to consider circulation of Notice of Intent for Lead Agency. The project is Type 1 Action, as it is identified as being located in Orange County Agricultural District No. 1. Greater than 2.5 acres of disturbance in an AG District as well as greater than 10 acres disturbance total identify the project as Type 1 Action requiring coordinated review.
21. The applicants are requested to confirm that each of the dwelling units meet the required setbacks. Several of the unit's touch or exceed the zoning setback lines for side yard setbacks and will be required to be added to the plan regarding submission of a survey and stake out of foundations due to the proximity to the required setbacks.
22. The project proposes 7 accessory garage buildings with a total of 49 garage parking spaces.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm



Michael W. Weeks, P.E.
Principal

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2024-29
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Elkay Brewer Development

2. Owner of Lands to be reviewed:

Name Elkay Brewer LLC

Address 31 Elkay Drive

Chester, NY 10918

Phone _____

3. Applicant Information (If different than owner):

Name Elkay Brewer LLC

Address 31 Elkay Drive

Chester, NY 10918

Representative _____

Phone _____

Fax _____

Email _____

4. Subdivision/Site Plan prepared by:

Name Engineering & Surveying Properties, PC

Address 71 Clinton Street

Montgomery, NY 12549

Phone/Fax (845) 457-7727

5. Location of lands to be reviewed:

Brewer Road

6. Zone R-3
Acreeage ± 29.673

Fire District Cronomer Valley
School District Newburgh City School District

7. Tax Map: Section 39 **Block** 1 **Lot** 32

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review X

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) USACE Wetlands

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature [Handwritten Signature] Title Member

Date: 9/19/24

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

Elkay Brewer Development

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. N/A Surveyor,s Certification
12. N/A Surveyor's seal and signature
13. X Name of adjoining owners
14. X Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. TBP Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. TBP Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. TBP Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. TBP Number of acres to be cleared or timber harvested
33. TBP Estimated or known cubic yards of material to be excavated and removed from the site
34. TBP Estimated or known cubic yards of fill required
35. TBP The amount of grading expected or known to be required to bring the site to readiness
36. TBP Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
-
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Lara Pruschki, PE


Licensed Professional

Date: 9/11/2024

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: Elkay Brewer LLC

Name of owner on premises: Elkay Brewer LLC

Address of owner: 31 Chester Drive, Chester, NY 10918

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Owner

Location of land on which proposed work will be done: Brewer Road

Section: 39 Block: 1 Lot: 32 Sub. Div.: _____

Zoning District of Property: R-3 Size of Lot: 29.673 acres

Area of lot to be cleared or graded: TBP

Proposed completion of date: TBP

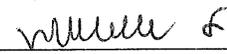
Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner:  Date: 9/19/2024

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

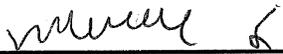
Disapproved: _____ 20 _____

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Elkay Brewer LLC

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

9/19/2024

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

9/19/2024

DATED

Elkay Brewer LLC

APPLICANT'S NAME (printed)

Elkay Brewer LLC

APPLICANT'S SIGNATURE

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

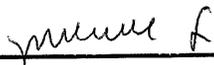
Name and address of the applicant: Elkay Brewer LLC, 31 Elkay Drive, Chester, NY
10918

Description of the proposed project: Proposed residential apartment complex

Location of the proposed project: Brewer Road

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: None. The Agricultural district is limited to the
parcel boundary of this project.

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.


APPLICANT'S SIGNATURE

9/19/2024
DATE

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Elkay Partners Development		
Project Location (describe, and attach a general location map): Brewer Road		
Brief Description of Proposed Action (include purpose or need): The project is located along Brewer Road on tax map parcel section 39, block 1. Lot 32 in the Town of Newburgh R-3 zone. The proposed project consists of the construction of five (5) residential apartment buildings, totaling 168 units, with amenities including a clubhouse, pool, playground and tennis/pickleball courts. A total of 19 units will be reserved for senior citizen housing per the bonus density allowed in the Town of Newburgh code. There are also seven (7) proposed garage buildings with 49 total garage parking spaces to serve the tenants. The proposed layout is a loop road with a green space on the interior and the apartment buildings around the exterior. There will be parking along the loop road as well as in several smaller parking lots located between the apartment buildings. The proposed use of Multiple Dwellings is a permitted use within the R-3 zoning district subject to site plan review by the planning board per Town of Newburgh code §185 Attachment 9 (D)(1)(c) “Multiple dwellings in accordance with §185-25: Garden-style dwellings.”		
Name of Applicant/Sponsor: Elkay Brewer LLC		Telephone: 929 - 445 - 3843
		E-Mail: joseph@elkaypartners.com
Address: 31 Elkay Drive		
City/PO: Chester	State: NY	Zip Code: 10918
Project Contact (if not same as sponsor; give name and title/role): Engineering & Surveying Properties, PC, c/o Lara Pruschki, PE		Telephone: 845 - 457 - 7727
		E-Mail: lara@ep-pc.com
Address: 71 Clinton Street		
City/PO: Montgomery	State: NY	Zip Code: 12549
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Out of District Sewer Agreement Senior Density Bonus	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Site Plan Approval	April 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Department of Health Watermain Extension	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Sewermain Extension, SWPPP	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE Wetland Disturbance	TBD
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-3, Residential Zone

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Newburgh City School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Cronomer Valley Fire Department

d. What parks serve the project site?
Chadwick Lake Park, Cronomer Hill Park, Algonquin Park, Downing Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential

b. a. Total acreage of the site of the proposed action? ±29.67 acres
b. Total acreage to be physically disturbed? ±11.68 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±29.67 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated 2
• Anticipated commencement date of phase I (including demolition) 8 month 2025 year
• Anticipated completion date of final phase 12 month 2028 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
Phase I - Clubhouse & Eastern 3 buildings with water and sewer interconnects
Phase II - Remaining 2 buildings and amenities

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	96 Units
At completion of all phases	_____	_____	_____	168 Units

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater
 iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
 iv. Approximate size of the proposed impoundment. Volume: _____ < 3 million gallons; surface area: _____ TBD acres
 v. Dimensions of the proposed dam or impounding structure: _____ < 14 feet height; _____ TBD length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federal wetland located on site

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The proposed action will disturb 0.25 acres of wetlands for the construction of a proposed building. An area of mitigation will be provided on site, creating a total of 0.50 acres of wetlands.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes: 210 bedrooms x 110 gpd/bedroom

i. Total anticipated water usage/demand per day: 23,100 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Town of Newburgh Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Water main extension to be installed to service the proposed site
- Source(s) of supply for the district: Chadwick Lake Reservoir & NYC DEP

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: 23,100 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh Sewer Treatment Plant
- Name of district: Outside User Agreement
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 Sewer main to be installed to serve the proposed site _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 272,250 Square feet or ±6.25 acres (impervious surface)
 1,292,556 Square feet or ±29.6 acres (parcel size)
- ii. Describe types of new point sources. Buildings, roads, parking lots, sidewalks and recreational areas
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater management facilities
- If to surface waters, identify receiving water bodies or wetlands: _____
Federal wetlands
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 336 _____ Net increase/decrease _____ + 336

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
3,600 kWh/year/unit x 168 units = 604,800 kWh / year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Central Hudson

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 7 PM _____ • Saturday: _____ 7 AM - 7 PM _____ • Sunday: _____ - _____ • Holidays: _____ - _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 _____ • Saturday: _____ 24/7 _____ • Sunday: _____ 24/7 _____ • Holidays: _____ 24/7 _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Construction vehicles and equipment when operating on site from 7 AM - 7 PM.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Trees will be removed to accommodate construction.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
The proposed project will have dark sky friendly lighting fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Trees will be removed to accommodate construction.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 2 tons per _____ Day (unit of time)
 • Operation : _____ 0.5 tons per _____ Day (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycle in accordance with NYS law
 • Operation: Recycle in accordance with NYS law
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: NYSDEC approved off site facility
 • Operation: Orange County Transfer Station

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	6.26	+ 6.26
• Forested	23.21	11.07	- 12.14
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	6.46	6.71	+ 0.25
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn _____	0.00	5.63	+ 5.63

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 5 feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

BnB Bath-Nassau channery silt loam	_____	70 %
ESB Erie extremely stony soil	_____	3 %
MdB, MdD Mardin gravelly silt loam	_____	27 %

d. What is the average depth to the water table on the project site? Average: _____ > 2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 40 % of site
 10-15%: _____ 20 % of site
 15% or greater: _____ 40 % of site

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ Deer _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u>ORANc01</u>	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? <u>25.4 acres</u> ii. Source(s) of soil rating(s): <u>NYS Agriculture and Markets</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Cronomer Hill Park, Downing Park, Algonquin Park, Chadwick Lake Park</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local park</u>	
<i>iii.</i> Distance between project and resource: _____ ~ 3 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

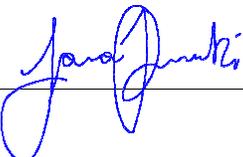
F. Additional Information

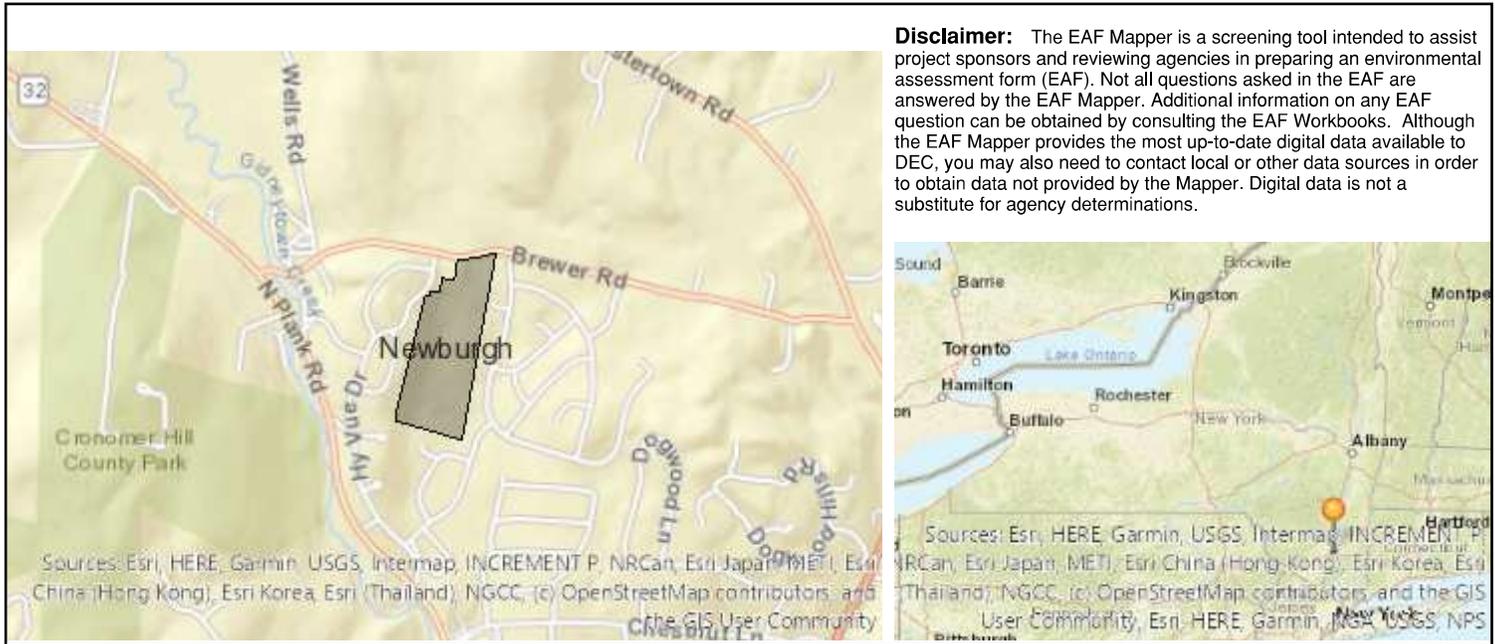
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

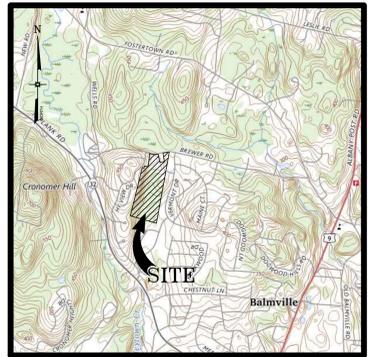
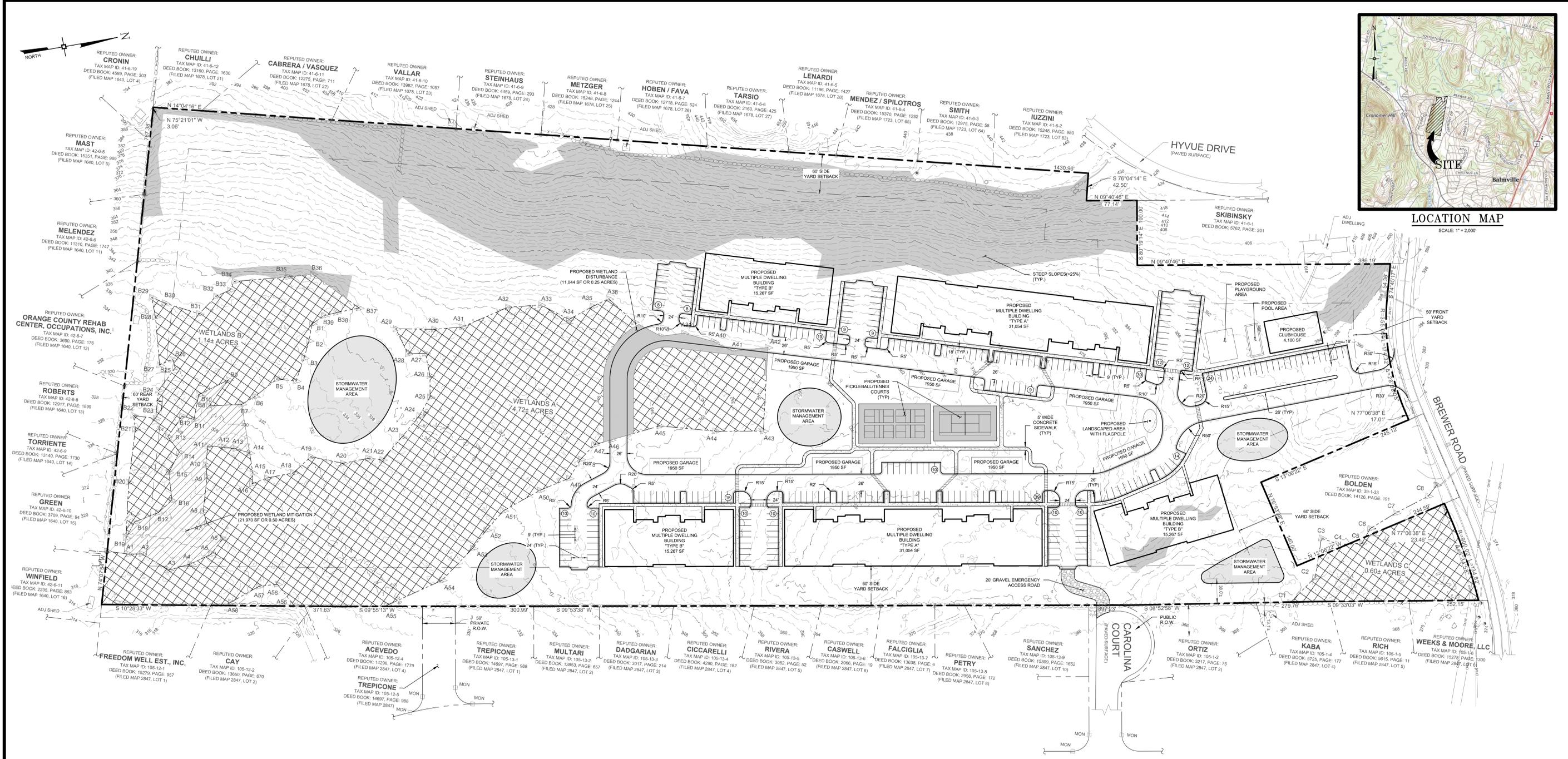
Engineer
~~Applicant/Sponsor Name~~ Lara Pruschki, PE Date 09/11/2024
 Signature  Title Professional Engineer



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORANc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



LEGEND

[Symbol]	BUILDING LINE
[Symbol]	BUILDING GARAGE LINE
[Symbol]	BUILDING ROOF LINE
[Symbol]	CONCRETE PAD LINE
[Symbol]	CONCRETE HATCH
[Symbol]	MAJOR CONTOUR LINE
[Symbol]	MINOR CONTOUR LINE
[Symbol]	CURB LINE
[Symbol]	LIMIT OF DISTURBANCE LINE
[Symbol]	SWPPP DRAINAGE AREA BOUNDARY LINE
[Symbol]	DRIVEWAY LINE
[Symbol]	EASEMENT LINE
[Symbol]	SILT FENCE LINES
[Symbol]	FENCE LINES
[Symbol]	GUIDERAIL LINES
[Symbol]	MARKET LINES
[Symbol]	PARKING STALL STRIPE
[Symbol]	SWPPP (CONSTRUCTION) PHASING LINE
[Symbol]	PROPERTY LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	EDGE OF PAVEMENT LINE
[Symbol]	SEPTIC SYSTEM LATERALS
[Symbol]	BUILDING SETBACK LINES
[Symbol]	SEWER MAIN LINES
[Symbol]	SEWER SERVICE LINES
[Symbol]	SEWER FORCE MAIN LINES
[Symbol]	EDGE OF SIDEWALK LINES
[Symbol]	STORM DRAIN LINES
[Symbol]	STRIPING LINES
[Symbol]	LIMIT OF TREE CLEARING LINES
[Symbol]	WATER MAIN LINES
[Symbol]	WATER SERVICE LINES
[Symbol]	LIMIT OF WETLAND DISTURBANCE LINE
[Symbol]	LIMIT OF WETLAND MITIGATION LINE
[Symbol]	DRAINAGE SWALE

[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING MAJOR CONTOUR LINE
[Symbol]	EXISTING MINOR CONTOUR LINE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING EDGE OF PAVEMENT LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING SILT FENCE LINES
[Symbol]	EXISTING FENCE LINES
[Symbol]	EXISTING GUIDERAIL LINES
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING SEWER MAIN LINES
[Symbol]	EXISTING SEWER SERVICE LINES
[Symbol]	EXISTING SEWER FORCE MAIN LINES
[Symbol]	EXISTING EDGE OF SIDEWALK LINES
[Symbol]	EXISTING STORM DRAIN LINES
[Symbol]	EXISTING LIMIT OF TREE LINES
[Symbol]	EXISTING WATER MAIN LINES
[Symbol]	EXISTING WATER SERVICE LINES
[Symbol]	LIMIT OF ACOE WETLAND
[Symbol]	LIMIT OF NYSDEC WETLAND
[Symbol]	LIMIT OF NYSDEC WETLAND BUFFER LINE
[Symbol]	MUNICIPAL BOUNDARY

[Symbol]	WATER MAIN GATE VALVE
[Symbol]	WATER MAIN AIR RELEASE VALVE
[Symbol]	BORING LOCATION
[Symbol]	SPOT GRADE ELEVATION
[Symbol]	PERC TEST LOCATION
[Symbol]	DEEP TEST HOLE LOCATION
[Symbol]	WETLAND FLAG LOCATION AND DESIGNATION
[Symbol]	GAS VALVE
[Symbol]	LIGHT POLE
[Symbol]	SIGN & POST
[Symbol]	WELL LOCATION
[Symbol]	SEWER CLEANOUT
[Symbol]	FIRE HYDRANT
[Symbol]	WATER SERVICE CURB STOP
[Symbol]	UTILITY POLE
[Symbol]	STONE CHECK DAM
[Symbol]	ROAD STATIONING LABEL
[Symbol]	GARAGE FLOOR ELEVATION
[Symbol]	FIRST FLOOR ELEVATION
[Symbol]	BASEMENT FLOOR ELEVATION
[Symbol]	LOWEST SEWERABLE ELEVATION
[Symbol]	CATCH BASIN
[Symbol]	YARD DRAIN
[Symbol]	FILTER FABRIC DROP INLET PROTECTION
[Symbol]	STORM DRAINAGE MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	STORM DRAINAGE PIPE END SECTION
[Symbol]	END SECTION RIP-RAP OUTLET PROTECTION
[Symbol]	POND OUTLET STRUCTURE
[Symbol]	RETAINING WALL LINES (HATCH 135)
[Symbol]	EDGE OF PAVEMENT WITH CURB

DENSITY CALCULATION

TOWN OF NEWBURGH - ZONING DISTRICT R-3
AFFORDABLE HOUSING §185-47

PARCEL AREA	11,292.674 SF	259.67 AC
LOT AREA DEDUCTIONS:		
UTILITY RIGHTS OF WAY AND DESIGNATED STREETS	40 SF	0.00 AC
LAND UNDER WATER (PONDS, WETLANDS (ACOE & DEC))	2,683,632 SF	61.61 AC
FLOORSPLANS	42 SF	0.00 AC
STEEP SLOPES (25% OR GREATER)	1,194,801 SF	27.47 AC
TOTAL DEDUCTIONS	2,728,475 SF	62.08 AC
TOTAL BUILDABLE AREA	8,564,199 SF	197.59 AC

UNITS PERMITTED (MULTI-FAMILY):
GR. AT AC: 10.89 AC * 8 UNITS = 87.12 UNITS
BASE DENSITY: 18.69 AC * 6 UNITS = 112.14 UNITS
BONUS DENSITY: 18.69 AC * 3 UNITS = 56.07 UNITS

UNITS PROPOSED:
BUILDINGS "TYPE A":
1 BEDROOM: 72 UNITS
2 BEDROOM: 24 UNITS
TOTAL: 96 UNITS
BUILDINGS "TYPE B":
1 BEDROOM: 54 UNITS
2 BEDROOM: 18 UNITS
TOTAL: 72 UNITS
TOTAL PROPOSED: 168 UNITS

* A MINIMUM OF 19 UNITS (8% OF BONUS DENSITY) WILL BE SENIOR CITIZEN HOUSING

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 39 BLOCK 1 LOT 32.
- TOTAL AREA OF SUBJECT PARCEL: 29.6731 ACRES.
- BOUNDARY AND PLANNING INFORMATION BASED UPON SURVEY DONE BY ENGINEERING AND SURVEYING PROPERTIES, P.C. ON APRIL 2, 2024.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, P.C. FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV. AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER: ELKAY BREWER LLC, 31 ELKAY DRIVE, CHESTER, NY 10919. APPLICANT: ELKAY BREWER LLC, 31 ELKAY DRIVE, CHESTER, NY 10919.

PARKING REQUIREMENTS

TOTAL UNIT COUNT:	168 UNITS
TOTAL SPACES REQUIRED:	2 SPACES PER UNIT X 168 UNITS = 336 SPACES
TOTAL SPACES PROVIDED:	
SURFACE PARKING:	= 263 SPACES
GARAGE PARKING:	= 49 SPACES
CLUBHOUSE PARKING:	= 24 SPACES
TOTAL SPACES:	= 336 SPACES

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3
PROPOSED USE: MULTIPLE DWELLINGS WITH SENIOR CITIZEN HOUSING (USE § 185-25)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10 ACRES	129.673 ACRES
LOT WIDTH	300 FEET	1506.3 FEET
LOT DEPTH	300 FEET	1192.1 FEET
FRONT YARD	50 FEET	197.7 FEET
REAR YARD*	50 FEET	1764.3 FEET
SIDE YARD (ONE / BOTH)*	30 / 60 FEET	160.8 / 1121.6 FEET*
HABITABLE FLOOR AREA (PER DWELLING UNIT)	EFFICIENCY 450 SF 1-BEDROOM 600 SF 2-BEDROOM 800 SF 3-BEDROOM 975 SF	EFFICIENCY 450 SF 1-BEDROOM 800 SF 2-BEDROOM 975 SF 3-BEDROOM 1,141 SF
MAXIMUM ALLOWABLE		
DWELLING UNITS PER ACRE	6.0	< 6.0
BUILDING HEIGHT	35 FT	< 35 FT
LOT BUILDING COVERAGE	35 %	18.4 %
LOT SURFACE COVERAGE	60 %	129.3 %

* BASED UPON SECTION §185-25 (C9)

No.	DATE	DESCRIPTION
1	04/04/24	REVISED PER ARCHITECT DESIGN
2	09/11/24	REVISED FOR SUBMISSION

DRAWING STATUS

ISSUE DATE:	09/11/2024
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER
<input checked="" type="checkbox"/> CONCEPT APPROVAL	1 OF 1
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER:	N/A OF N/A
<input type="checkbox"/> FOR BID / CONSTRUCTION	N/A OF N/A

THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR REPLIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PROPERTIES, P.C. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DRAFTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 0712103

1 inch = 60 ft.

ENGINEERING & SURVEYING PROPERTIES

71 CLINTON STREET
MONTGOMERY, NY 12549
PH: (845) 457-7727
WWW.EP-PC.COM

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
PH: (845) 457-7727
WWW.EP-PC.COM

SKETCH PLAN

ELKAY PARTNERS DEVELOPMENT
BREWER ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 2078.03
DATE: 09/21/2023
REVISION: 2 - 09/11/2024

DRAWN BY: KAB/LAP
SCALE: 1" = 60'
TAX LOT: 39-1-32

SK-01